THE TRIBUNE ALMANAC for 1857—Will In addition to the usual Calculations, THE TRIBUNE ALMANAC statement of Calculations, THE TRIBUNE ALMANAC will contain VERY FULL AND COMPLETE ELECTION RETURNS, by States, Congressional Description and Obscites, for 1856, carefully compared with the returns of former years. THE UNFORTANT ACTS OF CONGRESS, condensed. THE GOVERNMENT OF THE UNITED STATES. LIST OF MEMBERS OF THE PRESENT CONGRESS, and of the URXL 28 for a elected, classified politically.

CONCISE STATEMENT OF THE DOINGS IN KAN-

A CONSTITUTE OF THE REMARKABLE CONTEST AN ACCOUNT OF THE REMARKABLE CONTEST FOR SPEAKER of the House.

AN ACCOUNT OF THE MOVEMENTS OF GENERAL AN ACCOUNT OF THE MOVEMENTS OF GENERAL WALKER and his Fillipus of Companions in Natural ACLASSIFIED LIST OF THE GOVERNORS OF THE STATES, Times of Holding Elections, Meeting of Legislatics &c.

with a condensed statement of those of the Carlotte American Partice.

THE JEPFERSONIAN ORDINANCE OF 1784, a document not generally accessible, and which, had it been adopted, would have made Kentucky, Alabama, Mi-siasippt and Tennesee, Free Statea. Three years later the Ordinance of 1787, applicable only to the North-West Territory, was adopted. Single Copies, 121 cents; #1 per dozen; #7 per twe. Postage on the ALMANAC I cent each, prepaid, of 2 cents each when not prepaid. Orders inclosing the cash respectfully s-licited.

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C O N C E R T,
in New York,
On FRIDAY EVENING NEXT, December 25, 1856.
Assisted by
Madame D'ANGRI and
Madame PATANIA. Joint appearance of SIGISMUND THALBERG, and L. M. GOTTSCHALK.

Mr. THALBERG, Madazze D'ANGRI and Madame PATANIA have kindly volunteered their services at this Concert,
which will be the last given by Mr. GOTT CHALK prior to his
departure for Havan, Mexico, South America and Europe.
It will also be the last appearance of Mr. CHALBERG, previews to his Eastern tour.

Mr. Gottachalk has composed for this occasion a grand Duct
for twe Pianes, to be performed by Mr. Thalberg and himself.

Does open at 7. Concert to commence at 2.

The Sale of Seats will commence on MONDAY, Dec. 22, at
Wm. Hall & Son's music store, No. 239 Breadway, and at C.
Breasing's music store, No. 70 Broadway. Taket offices open
from 9 a, m. till 4 p m.

BROOKLYN ATHENÆUM.

THALBERG'S CONCERT.

MONDAY, Dec. 29,
GRAND COMBINATION
FOR ONE EVENING UNLY.

S. THALBERG,
Madame D'ANGRI,
Madame DE. WILHORST,
L. M. GOTTSCHALK.
THE GRAND DUET FOR TWO PIASO, by
Mr. THALBERG and Mr. GUTTSCHALK.
Reserved Seats at 41 50 and 29.
The sale of Seats will commence on FRIDAY, Dec. 25, at
Max Braun's Music store in Fullon-st., Rose's Bookstore in
Adantic-st., Brooklyu; and Van Norden & King's, No. 15 Wailth., N. Y.
On FRIDAY and SATURDAY will be sold the \$1 50 tickets,
and on MONDAY, Dec. 29, the \$1 and remaining \$1 50 tickets.

N. I. B. L. O'B. G. A. R. D. E. N. —

N I B L O'8 G A R D E N. —
Doors open at 6j, commence at 7j o'clock. BRILLIANT SUCCESS OF ENGLISH OPERA PYNE and HARRISON COMPANY.
THIS EVENING, Wonnesday, Dec. 24, 1856, the ever popular and charming Opera of THE BOHEMIAN GIRL.

TO-MORROW, CHRISTMAS NIGHT,

BARNUM'S AMERICAN MUSEUM.

CHRISTMA'S HOLIDAYS.
GRAND HOLIDAY ENTERTAINMENTS.
THE ELEGANT FAIRY, ROMANTIC OPERA,
with NEW and BRILLIANT SCREEN,
NOVEL, MAGICAL CHANGES.
CURTOUS TRICKS and ILLUSIONS.
The even welcomed and designation
CHNOERELLA;
Or, The Little Glass Slipper,
Which has been received with such

Which he been received with such UNPARALLELED SUCCESS,

And will be repeated THIS (Wednesd THIS (Wednesday) AFTERNOON, Dec. 24 at 3 o'clock, In a style of perfectly be wilching spiender.

Prince Felix, C. W. Clarke; Fedro, Hadaway; Dandini, Levick; Pompolino, Bridgman; Cinderella, Miss Mestayer; Clerica, Mrs. France; Thibbe, Mrs. Raamaki; Faley Qa-en Miss Orten. THIS EVENING, at 7 o'clock, CINDERELLA, as in the afternoom-after which the fates of DEEDS O's DREAD-FUL NOTE. TO-MORROW—CHRISTMAS DAY—performances acarly every han, day and evening, in inding CINDERELLA and a host of other choice family entertainments. The RUSSIAN GIANT, the LIVING SERPENTS the DWARF LADY, the LIVING SERPENTS the DWARF LADY, the LIVING SERPENTS the Children under 10, 12] cents. y) AFTER YOON, Dec. 21 at So'clock,

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Mrs. BARROW (received with enthusiasm) will appear as violants in the comedy of THE WONDER;

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Rainford, and to the company and many accidates.

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4 o'clock. WEDNESDAY EVENING, Dec. 24.

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Mrs. R. S. LAWSON
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Simor GUIDI, Tenor.
Mr. STEPHEN W. LEACH, Basso.
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M. GEORGIA P. DELETON.

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A general assortment of Stationery constantly on hand.

DIPLOMAS, Post-Office, Boston, Mass.

TO BOOKSELLERS.-The advertiser is desir-

WANTED—A situation as BOOKKEEPER, one experience in general business matters. Hus no objection to travel. Can give the best of reference as to integrity and business qualifications. Address L. M., No. 580 Hu ison-st.

WANTED—An experienced TRAVELER, to solicit Orders for POCRET CUTLERY, of American manufacture, in the Eastern States. One who has a connection with the Hardware trade would be preferred. Address JAMES WARD, President New-York Knife Company, Walden, N. Y.

To Whom it man Concern.

FRAUDS in WHITE LEAD.-SUPREME

HOREIBLE ACCIDENTS and destruction of

I property is the daily information furnished throughout the land from the burning of Fluid. Now, all dancer and the the cause of accidents in emitting removed, if you use the PATENT INDIA-SUBBER FLUID LAMP, which cannot be

PATENT INDIA-RUBBER FLUTD LAMF, which cannot be broken, bearied, or exploded, and cannot be filled when burning. They are the most economics, as well as the only certainly site Lamp now in use; in appearance extremely near, and cannot fall to give entire satisfaction. We are desirous of granting Special Agencies in every county in the United States, on favorable terms, and solicit an examination of the best article now offered to an intelligent public. For information, inclose stamp to HAWXHURST & MOTT, exclusive Manufacturers in the United States, No. 52 Faiton-st., New-York City.

Office of Receiver of Taxes New Court House, No. 32 Chambers et.

Collection of Taxes, passed April 18, 1845, I bereby give notice to all Tax-Payers who have omitted to pay their Taxes for the year 1856, that unless the same is paid to me at my Office on or before the First day of January, I shall proceed to collect the same oy an addition of interest at the rate of Twelve Per Cent per annum, calculated from the 18th day of last September to the day of payment. HENRY H HOWARD,

Receiver of Taxes.

Receiver of Taxes

NOTICE—The public are hereby cautioned atalest frusting my wife. SARAH J. GILHOOLY, on my secount. THOMAS H. GILHOOLY, No. 73 Gold-st.

P. R. DEYO'S PROMPT and RELIABLE

No. 7 Appleton's Building No. 348 BROADWAY.
Refera to Messrs GREELEY & MCELRATH.

stamp or trade mark.

BEADS, BEADS, BEADS,

EVERY DESCRIPTION,
For sale by
M. P. BROWN,
No. 186 Parlett, New York.

- Drinting.

USE, FUL PRESENTS.

(Successors to Easiey, Houston and Co.)

Manafacturers, would invite the public to examine their larse and varied assortment of GOLD and SLLVER PEN and PEN.

CIL CASES, fitted with their superior GOLD PENS. which they are now issuing from their fastery—of entire new patterns—being ap propriate for Prosect. Parented and Warranted.

No. I Maiden-iane New York. VINCENT L\* COMTE, Wholesale and Retail CONFECTIONER, No. 3-2 Greenwich-st., N. Y., has constantly on band Sugar Toys, Ornaments for Cake, Gum Drops Cornucopias, and articles suitable for the Holidays.

Elli CH" will find a reply in the Union-square

V B. PALMER, the ADVERTISING AGEST, proper mode of Advertising to discriminating business man who choose to adopt a thorough and judicious system.

# Chances tor Business Men.

EASE of large BOARDING-HOUSE for SALE.—A large, first-class Buarding-House, farnished throughout, situated two blocks west of Broadway. West Autity-s. Bas 50 rooms, with all the medern improvements. The Furnature will be said with the Lease, or the Lease without Furniture. Address C. Bex No. 28tl Post-Office.

FACTORY PREMISES for SALE.—Manufacturing premises editable for Cotton or Woolen Manufacture, or Paper will, situated near the Hudson River, and about 50 miles from New York. There are about 13 acres of Land, with Tenements for everal families, Office Building, Black-will Shep, Gas Apparatas, &c. There is a capital from Water smith Shep, Gas Apparatas, &c. There is a capital from Water will be about 40 no se power in good order. The whole for Wheel of about 40 no se power in good order. The whole for while should be put in working condition at a small expense. For mother information apply to CHARLES W. OPELAND, No. 66 Broadway, N. w. Jerk. A THOUSAND BUSINESS CARDS neatly printed for \$1.50; Bill Reads as low as \$4.50 per reach Other Printing equally obean at P. ECKLEA'S, 27 Paston-et CARD and JOB PRINTING.—A beautiful Enameled Business Card at \$2.50 per 1,000; Billheads on first quality capper, at \$6.50 per Ream; Chentars, Handbolla, &c., at C. C.SERLLLEYS, No. 63 Barday-st., near corner of Greea wich st. Orders by mail sent promptly by express.

PRINTING by STEAM—Copper-faced TYPE.
STATIONERS HALL.
Nos. 174 and 176 Pearlet, New York.
BOWNE & HASBROUCK.
PRINTERS. LITHOGRAPHERS and STATIONERS. All
kinds of PRINTING executed in the best style, with COPPER-FACED TYPE, at the lowest rates. MILL PROPERTY for SALE.—The subscriber of fere for SALE his entire MILL PROPERTY, consist up of a Grast Mill with 4 run of stones, and a Saw Mit, all in good order: three Dwelling Hounes and about twenty acres of good Land. The Mills awe all the work they can do, and they are on the best stream of water between Cayung and Scason Lakes.

Also, in addition to the above, I will sell my RESIDENGE, consisting of a fine Gothic House and Cayriage-house, and six acres of Land. The saver property will be sold at a very low price, and would take Western land in part payment.

The managing of the contraction of the Mills of the Company of TRIBUNE BUILDINGS.—PRINTING of every description, from a Card to a Book at the Lowest Cash Prices.

BAKER & GODWIN, Tribune Suildings.

Trumansburgh, Tompkins Co., N. Y., Nov. 12, 1855. PARTNER WANTED—In a large Wholesale Commission House in this City. One who has Basiness Experience, and can furnish from \$15,000 to \$20,000 may hear of a very destrable opportunity to engage in a safe, well-established, and profitable Business, by inquiring of H. A. SPAFARB No. 11 Wall-st., New-York. A CCOUNT BOOKS and STATIONERY.—

FRANCIS & LOUTREL, No. 77 Maiden-lane, solicit
ORDERS from new and old from. Books made to pattern;
Engraving and Printing executed in best style; Writing Papers,
Copying Fresses, Manifold Letter Writers, Diaries for 1857, flac
Stationery articles for presents, Sec.

WANTED to PURCHASE.—Any person having a profitable NEWSPAPER to dispose of, published South or West, in a village or town, can find a purchaser by addressing PRINTER Box No. 1,542, Boston (Mass.) Post-Office, giving full particulars.

Bia'ionery articles for presents, &c.

DOWNE & HASBROUCK, Stationers' Hall,
Not, 174 and 176 Pearst.-Nt., N. Y. IMPOSTER's and
MANUFACTURERS, offer for sale at low cash prices every
variety of Account Books, Paper, Fancy and Staple Stationery,
Writing Papers, Notes, Drafts, Money and Shapping Rec spot,
Inkviands, Mamorandum and Time Books, Pens, Pancils,
States, Pen-Krives, Chess and Backgammon Boards, &c. and
all articles usually kept by the trade. JOB PRINTING and
LITHOGRAPH's executed at low rates. Carda Circulars, Ed
Heads, &c. COUNTRY MERCHANTS INVITED TO CALLS. Office, giving full particulars.

WANTED.—To MILLINERS and DRESS-MAKERS.—The advertiser, an English Lady, who has had much experience in the business, is desirous of PURCHAS-ING the STOCK and STAND-04 a FRST-CLASS ESTABLISHMENT or would prefer to become an equal partner with a person weis established. Good references will be furnished and required. To one furnishing satisfactory evidence of profeshed investment a liberal cash price will be paid. Application received till Dec. 12. Address ARTHUR GLENN, care of V. B. Palmur, Advertising Agent, Boston, Mass. BLANK BOOKS and STATIONERY for 1857.

New and old Firms requiring BLANK BOOKS with which to commence the new year, can be furnished with sets or parts of sets, made of first-class paper, in stock, or made to order, ruled to any patters, at the abortest notice, and at reasonable rates, by SLOTE & JANES,

Stationers and Account Book Manufacturers,
No 93 Futron-st.

\$5,000.—AN experienced Business Man, with the above amount (and more in anticipation), capable of managing the inancial and in door business of any establishment, acid would keep the books if necessary, wishes to form a PARTNER-SHIP in some respectable and paying business. Address, stating the nature of the business, H. J. M., Tribune Office.

### Board and Rooms.

No. 186 Pastist., New York.

DIARIES—Cap. 18mo., 17mo., 87o., and long see., containing Almanac, Calendar, Time Table, list of San days, population of the United States, population of the Principal Cities and Towris of the United States, present rates of Postage, Interest Laws in the different States, distance from New-York to the principal places in the United States, Presidents of the United States, a blank space for every day in the year, Memorandums, Cash Account for each month, Annual Summary or Cash Account, and Bills Payable and Receivable for cect month.

COUNT: NO-HOUSE BIARIES—Cap folio, quarto and long quarto, each in various styles of binding, published and for sale king of the County of the Cou A ROOM with Bedroom adjoining, may be had with BOARD, in the brown stone House No. 102 East 14th-st., opposite the Academy of Music.

BOARD.—Four young Geutlemen can be accom-medated with a pleasant ROOM and good BOARD in a pleasant neighborhood, by applying at No. 133 Orchard-st.

DOARDING—At Nos. 45 and 47 East Broadway
for Gestlemen and their Wives; also for single Gentlemen.

Pacifities for fire.

BOARD and pleasant ROOMS, at Nos. 64 and 66
Hammondest, between Bleecker and Fourthets. Location very pleasant.

BOARDING—Permanent or transient, for families or single gentlemen, at Nos. 35, 57 and 39 Murray-st.
Dinner at 1 and 3 p. m.

TWO ROOMS, handsomely furnished, on the first floor of No. 3 Bondest, second door from Broadway. Other desirable ROOMS in the same building.

# Couses to Let.

LOST or STOLEN—Tuesday afternoon (suproad people), in going from Wall-st. to the Hindson River Railroad Depot, in Chambers-st., an envelope, containing sandry papers, together with CERTIFICATES for the following STOCKS belonging to the subscriber: 25 shares Cievaland, Columbus and Cincinnati Railroad Company; 35 shares Cleatage and Rock Island Railroad Company; 25 shares La Crosse and Milwaukee Bailroad Company; 21 shares Cincinnati, Hamilton and Dayton Railroad Company; 25 shares Cleveland and Toisdo Railroad Company; 30 shares Cleveland and Toisdo Railroad Company; 30 shares Cleveland and Toisdo Railroad Company; 32 shares Pennaylvania Coal Company. The public are cautioned against negotiating and Certificates, as the transfers are forbidden. A suitable reward will be given to the finder, on delivery of the same at the office of CARPENTER & VERMILYE, No. 41 Wall-st., or to STEADY POWER—In the Depot Building, cor ner of Eim and Franklin-sta., one square from Broadway. Croton water, cas, water-closets, and every convenience. A quire of T. BENNETT, on the premises. Heated by steam

Bonses and farms Wanted FARM WANTED-On or near a railroad leading

LOST.—Notice is hereby given that IS COUPONS
of \$36 each, due lst January, prox., cut from certificates
Not. 72 to 83 inclusive, and 101 of the Temporary Loan of the
City of Brooklyn, have been lost and the payment thereof
stepped. The gubile are cautioned against negitating the same.
GEO. S. BRENNAN, No. 40 Wall-st. I from this city, from 100 to 200 acres; must be in a health; situation. One with good House and Outbuildings preferred Address Box No. 1,584 Post-Office. SHOP WANTED-For a term of years, between 3d and 3th-avs., below 20th-st., for manufacturing purposes—one with a small steam engine preferred. Address S. C., No. 356 Bowery. OST-Four CERTIFICATES for the STOCK Lof the CARPENTER STEAM SURFACE CONDENSER MANUFACTURING COMPANY, numbered and dated as follows: One certificate, No. 18, for 559 shares, dated June 21, 1855; one certificate No. 180, for 180 shares, dated June 21, 1856; one certificate No. 180, for 15 shares, dated June 21, 1856; one certificate for 35 shares dated Sept 29, 1836 Five dollars reward will be given for their return to the subscriber, at the office of the Company, 6 rues of William and Pinests, N. Y., Room No. 21, Union Balldings.

D. CARPENTER.

# Real Estate for Sale.

FARM LANDS for SALE.—The ILLINOIS
CENTRAL RAILROD COMPANY is now prepared to
cell about TWO MILLIONS OF ACRES of

sell about TWO MILLIONS OF ACRES of

FARMING LANDS,
INTRACTS OF FORTY ACRES AND UPWARD,
On Long Credits, and at Low Rates of Interest.

These Lands were granted by the Government to aid in the construction of this Rairoad, and are among the richest and most fertile is the State. They extend with the Road from Chicago on the north-east to Cairo at the south, and thence to Galena and Dusleithin the extreme north-western part of the State. Most of these lands he immediately on, and within six miles of, the Road, and none are more than fitteen miles distant from it; hence ready and cheap facilities are furnished for transporting their products to any of the Eastern or Southern markets. The great increase of population by immigration, &c., and the consequent rapid growth of flourishing towns and villages on the line of the Road and throughout the State, farnish a substantial and growing home demand for every kind of farm and garden produce.

In the Lorthern and central parts of the State Prairie Lands predominate, inter-persed with magnificent groves of oak and other tim ber; is the southern the timbet is more abundant and exceedingly valuable.

The soilir a dark rich mold, from one to five feet in death. A FRENCH Lady of German descent and thorough Teacher of French, German Italian and all that pertains to a solid and tefined education, wishes to find employment in superior Schools or Families, either as VISITING or RESIDENT TEACHER. As she is accustomed to the management of advanced classes and is a good disciplination, she could also forch in young gentlement's schools. References to swern distinguished persons of New-York and Boston. Address that Older Boston. Mass. A GENT WANTED.—A young Man of good address wanted to distribute and take orders for a new and popular work. Apply at No. 16 Beekman st., third story.

BOOKKEEPER.—A middle aged man, who has bad some 20 years' experi-nce in merchandising and manufacturing, desires to obtain a SITUATION in some House doing sufficient business to warrant the payment of a liberal salary. He is a thorough practical Accountant and Co-respondent, and is well acquainted with the Saddlery and Coach riardware Trade. Address ROBERTS, Tribune Office, with real name, stating where and when an interview may be had. catter in bery catter in the catter in the soil is a dark, rich mold, from one to five feet in depth, is gently rolling and peculiarly fitted for grazing cattle and sheep, or the cultivation of wheat, Indian corn, etc. The sir is pure and bracing, the climate more healthy, mild and equable than that of any other part of the Union; while living streams of accordingly water abound. SALESMAN WANTED.—One who is acquainted with the MILLINERY BUSINESS, and can introduce a good trade, can hear of a situa ion by addressing P. O., Box No. 1,242 giving name, references and salary expected.

than that of any other part of the Union; while living streams and springs of excellent water abound.

Leonamy in orificating and great productiveness are the well-known characteris ics of illinois lands. Trees are not required to be cut down, stumps grabbed, or stone picked off, as is generally the case in cultivating new land in the older States. The first crop of Indian corn, planted on the newly-broken sod, usually repays the cost of plowing and fencing.

Wheat sown on the newly-turned sod is sure to yield very large profits. A man with a plow and two yoke of oxen will break one and a haif to two scree per day. Contracts can be made for breaking, ready for corn or wheat, at from \$2.10 \$3 per acre. By judicions management, the land may be plowed and fenced the first, and under a high state of cultivation the second year. TO BOOKSELLERS.—The advertiser is desircus of securing a situation is some JOBBING or LARGE
RETAIL BOOKSTORE where he would become conversantwith the details of the business. He is perfectly acquainted
with all business tameactions of a general nature, having been
engaged as such for the last ten years in this city. Would alke
to meet with an opportunity which would give him the ordinary
advantages to learn the business, and 'in return therefor would
serve one year for \$300. Address BENNETT, Tribune Office.

and fenced the first, and under a high state of cultivation the second year.

Corn, grain, cattle, etc., will] be forwarded at reasonable rates to Chicago, for the Eastern, and to Cairo for the Southern market.

Bituminous Coal is extensively mined along the Road, and supplies a cheap and desirable fuel, being turnlished at many points at \$1.50 to \$4 per tun. Wood can be had at the same part per cord. Extensive quarries have been opened in the southern part of the State, near the line of this Road, of Building Stone or excellent quality—such as white and bine Limestone, and white and led Sandstone—which can be had for little more than the extense of transportation. WANTED—A Man who understands the MAN-UFACTURING of WHITE ENAMELED and other COLORED PAPER. To an efficient and steady man constant employment with be given at our works in New-Jersey. DAVID FELF & Co., No. 14 Maiden-lans.

ing Stone of excellent quality—such as white and bite Limestone, and white and red Sandatone—which can be had for little
more than the expense of transportation.

The Government lands, in the Land States, having generally
been withdrawn from market, emigrants from the Eastern
States and Europe can be accommodated by this Company with
valuable Farms, at the old prices and terms which, in all probability, will double in value within twelve months.

When those lands are restored to market, persons who think
of settling on them, or in Minnesota, should bear in mind that
the Lands of this Company, at the prices for which they are
sold, are better investments than those in other States or Ferritories more remote from market, at Government prices; for
the reason that the expense of transporting the products of the
latter to market will always be a heavy drawback on them, and
after a few years' cultivation they require manuring, which is
not the case with Hilmios lands.

The same remarks hold sood in relation to the lands in the
Territories of Kansas and Nebrasks; for although vacant lands
may be found near the water-courses, the distance to market fisfar greater, and every hundred miles the products of those lands
are carried either in wagons or interrupted water communications in creases the expenses of transportation, which must be
borne by the settlers in the reduced price of their products; and
to that extent precisely are the incomes from the farms, and of
course on their investments, annually and every year reduced.

The great ferthiny of the lands now offered for sale by this
Gompany, and their connequent jeld over those of the Eastern
and Middle States, is much more than sofficient to pay the diffeechee in the cost of transportation, especially in view of the
fieldites furnished by this R ad and others with which it connects, the operations of which are not interrupted by the low
water of Summer or the frosteo Winter.

PRICE AND TERMS OF PAYMENT. TRAUDS in WHITE LEAD.—SUPREME COURT—BROOKLYN WHITE LEAD COMPANY against JOHN W MASURY.—INJUNCTION.—In the shove case as it junction has been granted, restraining the above John W. Masury from seiling White Lead manafestered by him or any other person or bedy than the pidnitiff, under the demonstration of "BROOKLYN WHITE LEAD ZINC COMPANY," or any denomination simulating that of the plaintiff, or put up in kegs or otherwise, having any stamp it sereon in such manner as to be a colorable imilation of the plaintiff white Lead, or plaintiff's stamp of trade matk.

seclities furnished by this R ad and others with which it connects, the operations of which are not interrupted by the low
water of Summer or the frosts of Winter.

PRICE AND TERMS OF PAYMENT.

The price will vary from 65 to 515, according to location,
quality, etc. Contracts for deeds may be made until further nonec, stipulating the purchase emoney to be paid in five annual
installments—the first to become due in two years from the
date of contract, and the others annually thereafter. The last
payment will become due at the end of the sixth year from the
date of the contract, and the lands are not subject to taxation
till finally paid for.

INTEREST WILL BE CHARGED AT ONLY THREE PER CENT PER
ANUM.

As a security to the performance of the contract, the first two
years' interest must be paid in a lyrance, and it must be understood that at least one tenth of the land surchased shall yearly
be brought under cultivation. The entry per cent from the credit
price will be deducted for cash. The Company's construction
bonds will be received as cash.

Ready-trained Farm Buildings, which can be set up in a few
days, can be obtained from responsible persons.

They will be 12 feet by 30 feet, divided into one living and
three bed-rooms, and will cost complete, set upon ground chosen
at ywhere along the road, 8 20 in cash, exclusive of transportation. Larger buildings may be contracted for at proportionate
rates. The Company will forward all the materials for such
buildings over their road promptly.

It is believed that the price, long credit, and low rate of interest charged for these lands, will enable a man with a few
hondred dollars in cash and ordinary industry to make himself
independent before all the purchase-money becomes due. In
the near time, the rapid settlement of the country will probably have increased their value four or five-fold. When required,
an experanced person will accompany applicants, to give information and ale in selecting lands.

Circuiars, containing nomerous matuness of successful TO ALL WHOM I' MAY CONCERN.—Notice is hereby rives that an Association has been formed for the purpose of INVESTIGATING the MOSHER ESTATE in England. The Constitution and By Laws of said Association are now in the hands of the Secretary, Benjamin T. Wright, saq of Croton Falis, We tehester Co., N. Y., and may be had of him by serding, by mail, to his address, the sum of \$1. By order of the Executive Committee.

By order of the Executive Committee.

S. T. WEIGHT, Chairman.

WATER POWER, with or without PACTO BIES, for SALE and to LET, at Matteewan, N. I., a nours from New-York. Inquire at No. 62 Courtlands of, or a B. SCHENCE, agent, Matteewan, N. Y. \$ 100,000 - 300 LOTS near City Chieses, or will exchange for goods, city property or farms, with some cash, if required. Address P. C. ANTHONY, Rose No. S. No. 35 Nassau-st., N. Y., or call as above.

### Instruction.

AT PRIVATE SALE—The three-story brist HOUSE and LOT No. 17 West Size et., Setebed in the marger, with at the moders improvements. Let was a returne and full particulars apply to BAKER & WEEGS, Am tioneers, No. 6 Pinc-st.

COR SALE or to LEASE, furnished or un

FOR SALE or EXCHANGE—A good CORNAL PROPERTY in the City of WILLIAMSSURGE for good and substantial RESIDENCE in some T. ora or Williams the State of Connection, worth about \$4,70, Apply at \$8, 117 Nasan-at., Room No. 5, first floor, rear hall.

K ANZAS LANDS.—The Trustees for the per-chase of Lands in Kansas will receive deposits, in trus-to apply them to the purchase of the Delaware Indian Tru-Lands and to the purchase of other lands in Kansas. Shares in the general fund \$100, bearing interest, and receivable in per-chase of lands of the Trust.

HUDSON RIVER INSTITUTE—At Claversck, Columbia Co., N. Y., 3 miles east of Hudson. Beard,
washing. Fuel and Tutton in common English, \$112 per year.
Winter Torm commences Jan. 2, 1857. For circumars address
C. H. GARDNER, Principal.

### Dancing Academies.

A DODWORTH'S DANCING ACADEMIES,
No. 806 Broadway, New-York; No. 157 Montague-piace,
Brockleyn.—New-York Classes on WEDNESDAYS and SATURDAYS, Brooklyn Classes on TUESDAYS and FRIDAYS,
at 3 and 4 p. m. for Ladies and Children; et 8 p. m. for Gestlemen. Ludies Frivate Class at 2 p. m. Petris can commence
at any time during the season. Franticing Assemblies for Ledies and Gentlemen EVER'S MONTAGE ASSEMBLY OF LAType, and EVERY SATURDAY EVENING in New-York.
Former pupils may subscribe for the Assemblies alone.

#### Piano-forces and Music.

A FULL assortment of new 7-octave, first-class
Boston Planos, in carved and plain cases, for RENT as
reduced rates, with rent applied if purchased. Seognd hand
Planos, Melodeons and Harmentums for Sale or for Reat, New
Planos at great bargains for Cash.

8. T. GORDON,
No. 27 Broadway.

GREAT BARGAIN.—Grand Diagonal 7-octave
Resewood FIANO, elegant case and superior one, mole
by one of the best makers, and warranted. Cost \$500. Will
be sold for \$250. Been used a few mouths. Can be seen at
No. 141 9th-st.

DIANOS.-GREAT BARGAINS !- A new 7

octave Piano of fine tone, with carved lers for \$200, o here at \$122, \$175, \$160 \$150, \$140, \$125, \$115, \$c. Also Masic Stools, Watches, Jeweiry, Book, Cigare Safes, Soap, Telescope, &c. Cash advances on Pianos, Watches, Cigare, Books, and Merchandise generally, on sale or storage, or bought soar Mrchandise generally, on sale or storage, or bought cash.

1 F. JONES, No. 52 Ann. 41, 24 floor.

DREMIUM PIANO-FORTES .- G. & H. BAR-

A L L E N ' 8 P A T E N T
BREECH-LOADING RIFLES.
THE SEST RIFLE IS THE WORLD,
For rapidity and accuracy in shooting, long range, and forces.
Gold Medal awarded by the American Institute, and for sale by
ONION & WHEELOCK, No. 99 Maiden Lame,
Manufacturers, importers and Jobbers of Guns, Rifles, Plateis,
Coli's Revolvers, Fowder Flasks, Shot Poucaes, Dram Battles,
Bowie and Sportsmen's Knives, Gun Material, and Sporting
Apparatus in great variety.

CUTLERY, PLATED WARE, &c.—
American and English Ivory-Handled
ENIVES and FORKS; Kulves only; Beef and Game Carvent
Table Steels, Silver-Plated Forks, Spoons, Casters, &c.;
Japanned Tee Trays and Waiters in great vasiety; and a large
succentral and the succentral steels of HOUSE-FURNISHING HARDWARE.
For sale by CHAS. S. LITTLE & Co., Nos. 53 and 54 Falton-sales

CHRISTOFLE & Co.'S CELEBRATED
ELECTRO PLATED WARE.
The Depot of this celebrated ware, formerly situated at
No. 481 Broadway, has been REMOVED to
No. 97 WILLIAM-ST. Always on hand, Table and Tea
Seta, Trays, Forks and Spooms, &c. For sale by
GOURE & Co.,
No. 97 WILLIAM-ST.

HAMMERED SALISBURY IRON—From cold blast charcos! Is, and wholly worked in charcos! Is of extraordinary strength and quality, On hand, I to 4 inches square. Other sizes made to order. JOHN W. QUINCY, No. 98 William-st., Agent of the Napanoch Iron Co.

HUDSON PIG IRON is excellent for Foundery and Force purposes. The No. 1 Extra is warranted to mix more scrap and to be superior for all purposes to any Scottch Fig. JOHN W. QUINGY, No. 38 William S., Agent for the Budson Iron Company.

RAILROAD IRON.—The "MONTOUR IRON COMPANY" is prepared to execute orders for RAILS of the usual patterns and weights, and of any required length, not exceeding 30 feet per Rail. Apply to THOS. CHAMSERS, President, No. 42 Exchange-place, New-York.

SPELTER, ANTIMONY, BANCA TIN, CUT NAILS, for rale by JOHN W. QUINCY, No 95 Williams

COTTON MACHINERY FOR SALE.—116 & LOOMS, with the preparative Machinery, much of I nearly new. Inquire at No. 62 Countlands et.

FOR SALE or TO LET, with POWER-Set of Line-preparing, Spinning, Twisting and Pinishin, Machines, suitable for the manufacture of all kinds of Twiner Also, a Set of Tow preparing, Spinning and Twisting, with it the appurtenances mocessary to the business. All in excellent order and new running; have been in use but a mort time. Withe soid below their value, or leased to a responsible puty share reasonable rate. Address Box 1,923 Prailadelphia Post-Omec.

DORTABLE STEAM ENGINE -We have for A SALE an Engine of 12-borse power, in complete order at trady for immediate use. Apply to HABIGHT & PARISH, No. 00 Beaver-at.

WOODWORTH PLANES at MATTEA WAE, New-York, and at No. 62 Courtlandt st., New-York, SAMPL B. SCHENCE.

BENNETT, SENIOR & Co.
PREMIUM PIANO-FORTES,
Manufactory and Warerooms,
No. 454 Broome-st., 3d door east of Broadway.
PIANOS and MELODEONS TUNED, REPAIRED, and
SECOND-HAND INSTRUMENTS taken in exchange. BARGAINS: PIANOS: BARGAINS:—A Ser-pentine Reserved, 7 Ostave, warranted, \$106. A variety of Planos at \$30, \$100, \$125 and \$150 to \$550, T. H. CHAMBERS, No. 385 Broadway.

HAINES BROS., PIANO-FORTE MANUFACTURERS, have REMOVED from No. 116 3d-av., to
THEIR NEW MANUFACTORY and WAREROOMS,
Nos. 525 to 354 Second-av. cor. 21st-at., N. Y.
Where, with their INCREASED FACILITIES, they will
keep constantly on band a full assortment of their
CELEBRATED PIANO-FORTES,
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